

## 2 bed terraced house to buy in DH4

Burn Terrace, Herrington Burn, Houghton Tyne and Wear, DH4 4JZ

**£84,950** Offers Over

- ✓ Two Bedrooms
- ✓ No Upper Chain
- Close to Local Amenities
- ✓ EPC C
- ✓ EPC Rating C







#### **Summary**

- Property Type: Terraced House Bedrooms: 2 Parking: On Street Central Heating: Gas
- Price: Offers Over £84,950
- Tenure: Freehold

#### Description

Well-Presented 2 Bedroom Terraced Home - Burn Terrace, Shiney Row

Welcome to this charming two bedroom terraced home, ideally situated in the ever-popular Burn Terrace, Shiney Row. Well kept throughout, this delightful property offers a fantastic opportunity for first time buyers, downsizers or investors alike with having a potential rental income of £650pcm.

Internally, the home boasts a spacious lounge filled with natural light, a well-proportioned kitchen with ample storage, and a family bathroom. Both bedrooms are generously sized and neutrally decorated, ready to move straight in.

Externally, the property benefits from a private rear yard and on-street parking. Located within walking distance of local shops, schools and excellent transport links, this is a superb location offering both convenience and a welcoming community feel.

A must-see home in a sought-after area — early viewing is highly recommended!

Council Tax Band: A Tenure: Freehold EPC Rating: C

#### **External Front**



Lounge 5.195m x 4.799m (17'0" x 15'8")



Kitchen 2.921m x 2.468m (9'7" x 8'1")



## Bathroom

2.388m x 1.72m (7'10" x 5'7")



Bedroom One

5.207m x 3.089m (17'1" x 10'1")



Bedroom Two

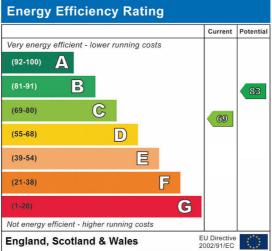
4.119m x 2.638m (13'6" x 8'7")



# **Exterior Yard**







## Burn Terrace, Herrington Burn, Houghton Le Spring, Tyne and Wear, DH4 4JZ

Contact your local branch today for more information on this property:

14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, www.pattinson.co.uk

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